Lowestoft | NR32 1LX
91/93 London Road North

PRIME SHOP TO LET (subject to vacant possession)

Location
Lowestoft is a substantial retail town having a resident population of almost 70,000 persons and approximately 190,000 within 20 km of the Centre. The retail population is substantially increased by the annual influx of tourists.

The property occupies a prime position in Lowestoft on London Road North at its junction with the Brinten Centre that comprises approximately 100,000 sq ft of retail accommodation together with a 330 spaced multi-storey car park. The premises are situated adjacent to the new B&M and WH Smith whilst retailers in close proximity include Waterstones, Pandora, Marks and Spencer etc.

Accommodation
The property is arranged over ground and first floor sharing the following approximate net internal floor areas:

- Shop Frontage: 30’ 7” 9.32 m
- Shop Depth: 68’ 8” 20.93 m
- Ground Floor Sales: 1,920 sq ft 178.37 sqm
- First Floor Ancillary: 1,224 sq ft 113.84 sqm

Tenure
The property is available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Rent
£57,500

Service Charge
There is an annual service charge of £2,630 plus VAT for the current service charge year to cover waste removal and common parts.

Rates
The Valuation Office Agency website indicates that the 2017 Rateable Value is £48,750. This is not the annual rates payable.

The rates payable will depend on the occupier’s circumstances and can be obtained from either Waveney District Council (Business Rates: 01502 523280), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Plant and Equipment
None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate
We understand the property currently has an Energy Performance Rating of D(78). A full copy is available upon request.

Viewing
Strictly by appointment through the sole letting agents:

Roche Retail:
Contact: Adrian Fennell
Tel: 01603 756334
Email: adrian.fennell@rochesurveyors.co.uk
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